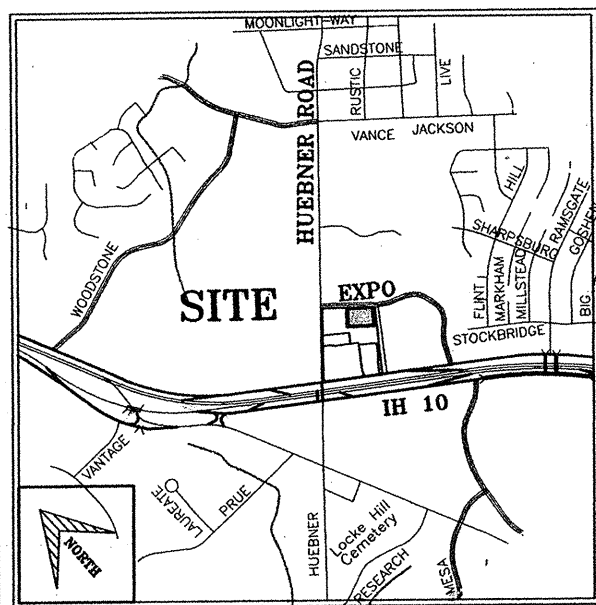


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Book: 9557
Page: 1
Date: 04/04/2003 12:54:16 PM
County: BEXAR
City: SAN ANTONIO
Record: 25.00
County: BEXAR
City: SAN ANTONIO
Record: 5.00
County: BEXAR
City: SAN ANTONIO
Record: 1.00



LOCATION MAP
NOT TO SCALE

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0262 F DATED 01-04-2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
4. ROTATE BEARINGS 007°15'15" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

SEWER FEE NOTE

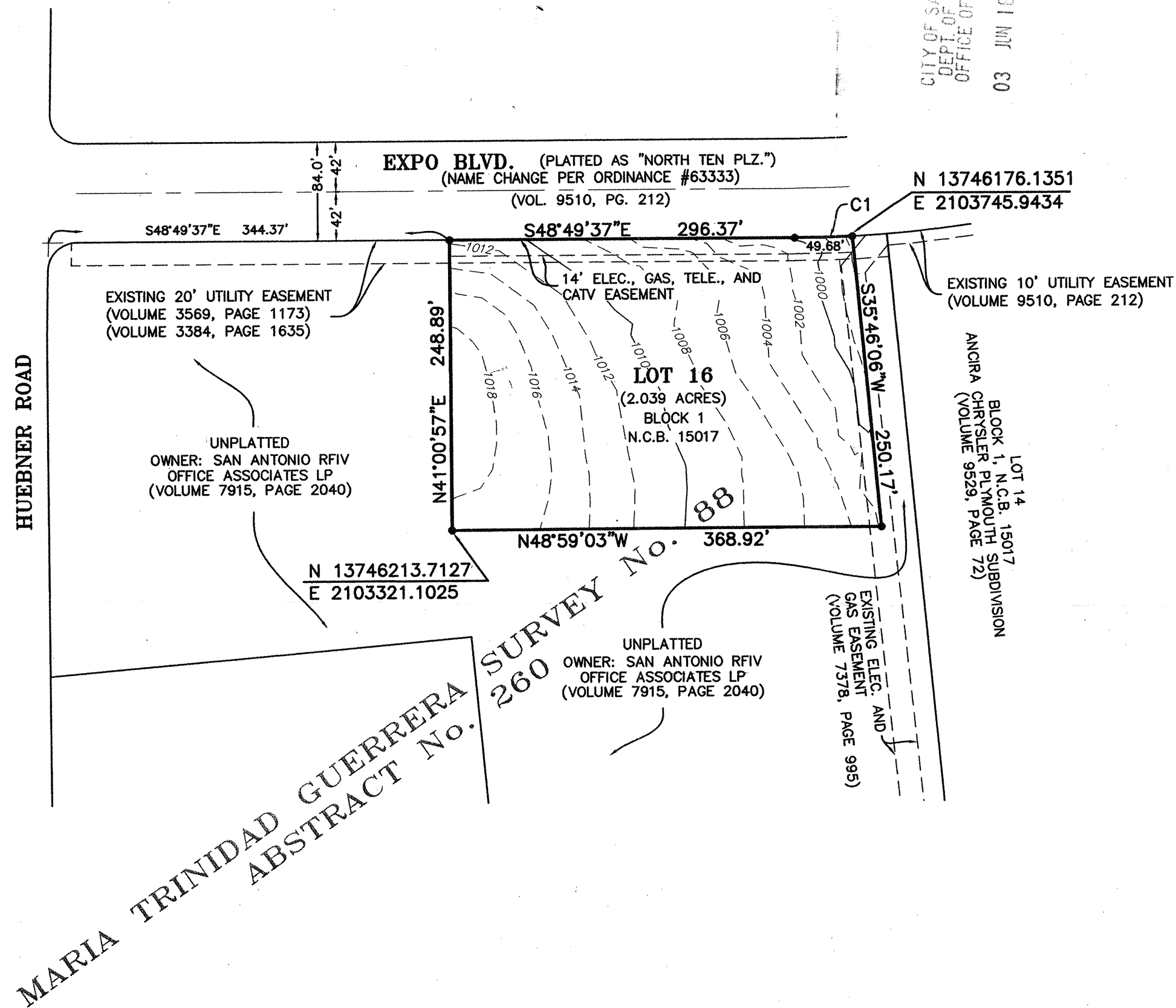
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

NOTE:
ALL SEWER MAINS OR LATERALS WITHIN PLATTED PROPERTY ARE AND WILL BE PRIVATELY OWNED AND MAINTAINED BY DEVELOPER/OWNER OF LOT 16, BLOCK 1, N.C.B. 15017.

LEGEND:

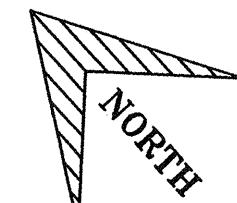
EXIST.	-----	EXISTING
ELEC.	-----	ELECTRIC
TEL.	-----	TELEPHONE
CATV	-----	CABLE TELEVISION
SAN. SWR.	-----	SANITARY SEWER
ESMT.	-----	EASEMENT
B.S.L.	-----	BUILDING SETBACK LINE
R.O.W.	-----	RIGHT-OF-WAY
N.C.B.	-----	NEW CITY BLOCK
BLK.	-----	BLOCK
FOUND 1/2" IRON ROD	-----	FOUND 1/2" IRON ROD
SET 1/2" IRON ROD & CAP (WBC)	-----	SET 1/2" IRON ROD & CAP (WBC)
FOUND CONCRETE MONUMENT	-----	FOUND CONCRETE MONUMENT
-----	-----	EXISTING CONTOURS

CURVE TABLE						
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	02°43'55"	1042.00	24.85	49.68	49.68	S50°11'34"E



SUBDIVISION PLAT ESTABLISHING EXPO PLAZA APARTMENTS

A 2.039 ACRE TRACT OF LAND OUT OF A CALLED 12.072 ACRE TRACT (DEED REFERENCE: VOLUME 7915, PAGE 2040, REAL PROPERTY RECORDS) IN NEW CITY BLOCK 15017, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SITUATED IN THE MARIA TRINIDAD SURVEY No. 88, ABSTRACT No. 260, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'
BEARINGS ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF EXPO BOULEVARD AS BEING S48°49'37"E.

DEVELOPER/OWNER
GLEN SKILLRUD
3719 HUNTERS POINT
SAN ANTONIO, TEXAS 78230
(210)492-2833

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

28428-1074

THIS PLAT OF EXPO PLAZA APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14th DAY OF February, A.D. 2003
BY: [Signature] SECRETARY BY: [Signature] CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
GERRY RICKHOFF COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF April, A.D. 2003, IN BOOK/VOLUME 9557, PAGE 1, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9557, ON PAGE 1, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

THIS 7th DAY OF April, A.D. 2003

COUNTY CLERK OF BEXAR COUNTY, TEXAS
BY: [Signature] DEPUTY

SHEET 1 OF 1

Date: Jan 24, 2003, 3:15pm User ID: sonchris
File: P:\1074\28428-Skillrud Huebner\Design\8428P1.dwg

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Glen A. Skillrud
OWNER

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT I AM A DULY AUTHORIZED AGENT OF THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

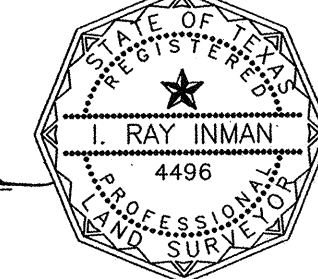
JOSE L. CARMONA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 05-20-2006

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

David L. Allen
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

L. Ray Inman
REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN SUCH ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ANY GPS MONITARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

NOTE:
WASTEWATER (EQU. NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

VRP# 03-06-076



City of San Antonio
New
Vested Rights Permit
Application

Permit File: #

03-06-014

Assigned by city staff

Date: June 16, 2003

03 JUN 15 PM 4:12
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Glen Skillrud Phone: (210) 492-2833 Fax: (210) 408-0849
Address: 3719 Hunters Point, San Antonio, Texas Zip: 78230
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: CHANCELLAR APARTMENTS
2. Site location or address of Project: on the southwest right-of-way line of Expo. Blvd. 345 feet from the intersection of Expo Blvd. and Huebner Road (Lot 16, Block 1, N.C.B. 15017)
3. Council District 8 ETJ No Over Edward's Aquifer Recharge ☐ yes ☒ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
9 - Story Apartment Building

5. What is the date the applicant claims rights vested for this Project? February 12, 2003
6. What, if any, construction or related actions have taken place on the property since that date?
None

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application _____
Permit Number: _____ Date Issued: _____
Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Expo Plaza Apartments Plat # 030051 Acreage: 2.039 Approval

Date: 02/12/03 Plat Recording Date: 04/03/03 Expiration Date: 02/11/03 Vol./Pg. 9557/38

(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

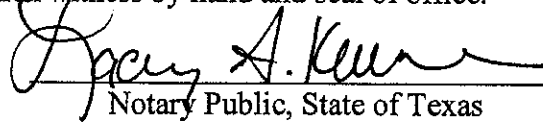
• **Others**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

Permit File :

Print name: Don W Miller Signature: Don W Miller Date: 6-16-03

Sworn to and subscribed before me by Don W. Miller on this 16th day of June in the year 2003, to certify which witness by hand and seal of office.



Permit File: # _____
Assigned by city staff _____

Date: _____

AS of
Feb 12, 2003

Review By: [Signature]
Assistant City Attorney.

Date: 1-7-03

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



MACINA BOSE COPELAND & ASSOC., INC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232
(210) 545-1122

REMITTANCE ADVICE

24875

30-76/1140

CHECK
AMOUNT

DOLLARS

\$ 100.00

CHECK NO.

24875

DESCRIPTION

28428 - Vested Assets

TO THE ORDER OF

City of San Antonio

OB-06-0714

Paul Allen



JEFFERSON STATE BANK
P.O. BOX 7100 SAN ANTONIO, TEXAS 78210
(512) 724-1111

1007755

024875 114000753

145500 CD